

Baker Surveying, LLC
138 N Clay St.
Millersburg, OH 44654

Telephone: 330-674-4788
Email: bakersurveying@gmail.com

Description 8.310 acre parcel

Situated in the Township of Chester (T-20 N, R-14 W), southeast quarter of Section 30, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Finley Road aka T.R. 89 marking the southeast corner of the southeast quarter of Section 30, thence S 89 degrees 17' 56" W 60.00 feet along the section line and along Finley Road aka T.R. 89 to a point, thence N 00 degrees 34' 21" W 666.75 feet along Michael D. Priest's (O.R. 43 page 115 and O.R. 696 page 261) east line to a 5/8 inch rebar found, thence S 88 degrees 52' 44" W 440.42 feet along said Priest's north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 88 degrees 52' 44" W 835.67 feet along said Priest's north line to a 5/8 inch rebar found;
- 2) N 00 degrees 42' 04" W 265.33 feet along said Priest's east line to a 5/8 inch rebar found;
- 3) N 88 degrees 52' 44" E 482.63 feet along Amber R. Sandrock's (O.R. 742 page 2356) south line to a 5/8 inch rebar found;
- 4) N 00 degrees 34' 21" W 395.50 feet along said Sandrock's east line to a 5/8 inch rebar found;
- 5) N 88 degrees 34' 34" E 353.66 feet along Kathy L. Wohlford aka Kathy Wohlford's (O.R. 715 page 1958 and O.R. 827 page 1602) south line to a stone found;
- 6) S 00 degrees 34' 21" E 662.70 feet through the lands of Ryne M. Richardson and Lauren M. Richardson (O.R. 972 page 3237) to the TRUE POINT OF BEGINNING.

This parcel contains 8.310 acres, but subject to all highways and easements of record.

This parcel has access by a 30 foot easement for the purpose of ingress, egress, and general utilities, further described as follows:

Situated in the Township of Chester (T-20 N, R-14 W), southeast quarter of Section 30, County of Wayne and State of Ohio.

Commencing at a 5/8 inch rebar found in Finley Road aka T.R. 89 marking the southeast corner of the southeast quarter of Section 30, thence S 89 degrees 17' 56" W 45.00 feet along the section line and along Finley Road aka T.R. 89 to a point the TRUE POINT OF BEGINNING.

Thence with the following TWO (2) COURSES along the centerline of a 30 foot easement:

- 1) N 00 degrees 34' 21" W 711.86 feet through the lands of Ryne M. Richardson and Lauren M. Richardson (O.R. 972 page 3237) to a point;
- 2) S 88 degrees 52' 44" W 455.42 feet through the lands of said Richardson to a point on the east line of the above described 8.310 acre parcel and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plan Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

This description prepared by Donald C. Baker, P.S. 6938, February 3, 2025, revised April 16, 2025.

For survey, See Volume YY, Page 008 of the Wayne County Survey Records.



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Description 8.553 acre parcel

Situated in the Township of Chester (T-20 N, R-14 W), southeast quarter of Section 30, County of Wayne and State of Ohio.

Described as follows:

Beginning at a 5/8 inch rebar found in Finley Road aka T.R. 89 marking the southeast corner of the southeast quarter of Section 30 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 00 degrees 34' 21" W 16.50 feet.

thence with the following SIX (6) COURSES:

- 1) S 89 degrees 17' 56" W 60.00 feet along the section line and along Finley Road aka T.R. 89 to a point, witnessed by a 5/8 inch rebar found N 00 degrees 34' 21" W 16.50 feet;
- 2) N 00 degrees 34' 21" W 666.75 feet along Michael D. Priest's (O.R. 43 page 115 and O.R. 696 page 261) east line to a 5/8 inch rebar found;
- 3) S 88 degrees 52' 44" W 440.42 feet along said Priest's north line to an iron pin set;
- 4) N 00 degrees 34' 21" W 662.70 feet through the lands of Ryne M. Richardson and Lauren M. Richardson (O.R. 972 page 3237) to a stone found;
- 5) N 88 degrees 27' 35" E 500.47 feet along McLaughlin Holdings LLC's (O.R. 713 page 2468) south line to a 3/4 inch pipe found in concrete on the section line;
- 6) S 00 degrees 34' 21" E 1333.55 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 8.553 acres, but subject to all highways and easements of record.

This parcel is subject to a 30 foot easement for the purpose of ingress, egress, and general utilities, further described as follows:

Situated in the Township of Chester (T-20 N, R-14 W), southeast quarter of Section 30, County of Wayne and State of Ohio.

Commencing at a 5/8 inch rebar found in Finley Road aka T.R. 89 marking the southeast corner of the southeast quarter of Section 30, thence S 89 degrees 17' 56" W 45.00 feet along the section line and along Finley Road aka T.R. 89 to a point the TRUE POINT OF BEGINNING.

Thence with the following TWO (2) COURSES along the centerline of a 30 foot easement:

- 1) N 00 degrees 34' 21" W 711.86 feet through the lands of Ryne M. Richardson and Lauren M. Richardson (O.R. 972 page 3237) to a point;
- 2) S 88 degrees 52' 44" W 455.42 feet through the lands of said Richardson to a point on the west line of the above described 8.553 acre parcel and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plan Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

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CRD File> S:\Work 7\Carlson Projects\Data\AA DON MATH CHECK 2025.crd

PntNo	Bearing	Distance	Northing	Easting	Description
77			207344.0154	2137831.2932	
	S 89°17'56" W	60.0000			
94			207343.2812	2137771.2977	
	N 00°34'21" W	666.7500			
95			208009.9979	2137764.6356	
	S 88°52'44" W	440.4200			
96			208001.3807	2137324.2999	
	N 00°34'21" W	662.7000			
97			208664.0476	2137317.6783	
	N 88°27'35" E	500.4700			
98			208677.5001	2137817.9675	
	S 00°34'21" E	1333.5500			
99			207344.0167	2137831.2921	

Closure Error Distance> 0.0017 Error Bearing> N 39°03'04" W
Closure Precision> 1 in 2169643.7 Total Distance Inversed> 3663.8900

Area: 8.5525 Acres, 372548 Sq. Feet

Math Check

Inverse With Area

Mon, Feb 03 2025 11:34:35

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PntNo	Bearing	Distance	Northing	Easting	Description
96			208001.3807	2137324.2999	
	S 88°52'44" W	835.6700			
100			207985.0301	2136488.7899	
	N 00°42'04" W	265.3300			
101			208250.3403	2136485.5432	
	N 88°52'44" E	482.6300			
102			208259.7833	2136968.0808	
	N 00°34'21" W	395.5000			
103			208655.2636	2136964.1291	
	N 88°34'34" E	353.6600			
104			208664.0517	2137317.6799	
	S 00°34'21" E	662.7000			
105			208001.3848	2137324.3015	

Closure Error Distance> 0.0043 Error Bearing> N 20°32'27" E
Closure Precision> 1 in 693106.1 Total Distance Inversed> 2995.4900

Area: 8.3101 Acres, 361989 Sq. Feet